

# REA

# Eoin Dillon



FOR SALE BY PRIVATE TREATY

“Dromooden”  
Finnoe road, Borrisokane,  
County Tipperary  
E45 X361

AMV €289,500



## DESCRIPTION

REA Eoin Dillon are pleased to present this well maintained four bedroom detached bungalow just a five minute walk to Borrisokane town centre, schools, shops and playground with the benefit of three sheds to the rear.

You enter the property into a porch connecting you to the entrance hallway which has carpeted flooring. To your left is the living room which features carpeted flooring, open fireplace and fitted units. The kitchen/dining room is to the rear of the property and has tiled flooring, full range of eye and base level units, tiled splashback, cooker and hob, integrated microwave and is plumbed for a dishwasher. The utility room is off the kitchen and has lino floor covering, is plumbed for a washing machine and has an access door to the rear garden. There is also a guest W.C. off the utility. This property has the benefit of a second living/sitting room which has timber flooring, solid fuel stove and fitted units. There are four bedrooms in this property; three of which have carpeted flooring and all four bedrooms have built-in wardrobes. The family bathroom is fully tiled with bath, electric shower, W.C. and W.H.B.

Externally this property has a tarmac driveway, well maintained front and rear gardens and shrubbery providing for an abundance of colour and scent. This property has the added advantage of three sheds to the rear of the residence.

Even though this property is in the need of some modernisation it could be occupied immediately giving one prospective purchaser an opportunity of acquiring a detached property within walking distance of Borrisokane and just 16.5km to Nenagh town centre.

This property comes to the market with a host of benefits and viewing is highly recommended.

## FEATURES

- Well maintained property within walking distance of Borrisokane and just 16.5km to Nenagh town centre
- Four bedroom detached bungalow measuring 1,188 sq. ft.
- O.F.C.H, mains water and sewerage
- Alarm at the property
- Three sheds to the rear measuring 11.72 sq.m , 17.73 sq. m & 20.8 sq m.





## ACCOMMODATION

• Entrance porch	5.01m (16'5") x 0.98m (3'3")	
• Entrance hallway	6.37m (20'11") x 3.97m (13'0")	Carpeted flooring
• Living room	4.28m (14'1") x 3.62m (11'11")	Carpeted flooring, open fireplace and fitted units
• Sitting room	3.84m (12'7") x 3.27m (10'9")	Timber flooring, solid fuel stove and fitted units
• Kitchen	4.96m (16'3") x 20.69m (67'11")	Tiled flooring, full range of fitted units, tiled splashback, cooker and hob, integrated microwave and plumbed for dishwasher
• Utility room	2.48m (8'2") x 1.2m (3'11")	Lino flooring and plumbed for washing machine
• Guest W.C.	1.47m (4'10") x 0.9m (2'11")	W.C. & W.H.B.
• Bedroom 1	3.46m (11'4") x 2.69m (8'10")	Carpeted flooring and built-in wardrobes
• Bedroom 2	3.63m (11'11") x 3.12m (10'3")	Lino floor covering, built-in wardrobes and shower
• Bedroom 3	3.09m (10'2") x 2.77m (9'1")	Carpeted flooring, built-in wardrobes and sink
• Bedroom 4	3.07m (10'1") x 2.73m (8'11")	Carpeted flooring, built-in wardrobes and sink
• Bathroom	3.04m (10'0") x 2.23m (7'4"+)	Fully tiled, bath, electric shower, W.C. and W.H.B.





### PRICE

€289,500

### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

### DIRECTIONS

From Nenagh proceed to Borrisokane via the N52. Upon entering Borrisokane turn left opposite the Spar/garage on to Finnoe Road. Drive for 200m & the property will be on your right identified by our For Sale sign.

Eircode: E45 X361

### BUILDING ENERGY RATING (BER)

BER: D2

BER No: 117648238

Energy Performance Indicator: 274.64 kWh/m<sup>2</sup>/yr

REA



the mark of  
property  
professionals  
worldwide

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